

Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: October 11, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the

Committee

Referral to: Zoning & Planning Committee

Subject: Interim use permit to allow an overnight shelter accessory to an existing place of assembly located at 1110 22nd Ave N./ 2200 Fremont Ave N.

Recommendation:

The Department of Community Planning and Economic Development - Planning Division recommends that the City Council adopt the findings above and **approve** the interim use permit application to allow an overnight shelter accessory to a religious institution place of assembly located at 1110 22nd Avenue North / 2200 Fremont Avenue North, subject to the following conditions:

- 1. The interim use shall expire on April 30, 2013.
- 2. The use shall comply with the standards for overnight shelters required by section 537.110 of the zoning code.
- 3. The required management plan shall be updated yearly and copies shall be provided to adjacent property owners and to the Department of Community Planning and Economic Development Planning Division. At a minimum, the management plan shall include the following
 - a. A security plan that includes the hours of operation, the hours guests can arrive, details on shelter security, police monitoring and a security plan that addresses lighting, cameras and loitering in the alley.
 - A communication plan that includes details on who to call with concerns, documentation of issues that arise, and monthly meetings to discuss shelter operations.
 - c. A building and grounds plan that includes frequency for trash and recycling pick-up and lighting in the alley.
- 4. The shelter shall not use or participate in the lottery system for placing guests at this shelter.
- 5. The applicant shall add additional trash and recycling pick-ups (a minimum of two times per week) during shelter operations.

- 6. The applicant shall work with the City's Crime Prevention Specialist assigned to the 4th Precinct to develop a specific security plan for the subject site. This shall include, at minimum, adding additional lighting and surveillance cameras in the alley monitored by shelter staff or an equivalent proposal. All lighting shall be required to comply with section 535.590 of the Zoning Code.
- 7. All waste receptacles shall be fully enclosed and screened unless determined to be a safety concern by the City's Crime Prevention Specialist. A detail of the trash enclosure shall be submitted that complies with Section 535.80 of the Zoning Code.
- 8. When going outdoors for air or smoking breaks, shelter staff and guests shall remain to the front of the church along 22^{nd} Avenue North and shall not assemble in the alley or to the side of the church.
- 9. No personal belongings shall be stored outside of the building. Guests shall be provided space to store any personal belongings within the shelter space.

Ward: 5

Prepared by: Aly Pennucci, City Planner, 612-673-5342

Approved by: Hilary Dvorak, Planning Manager, 612-673-2297 Presenters in Committee: Aly Pennucci, City Planner, 612-673-5342

Neighborhood Notification: Jordan neighborhood was notified of the application

• City Goals: See staff report

• Comprehensive Plan: See staff report

Zoning Code: See staff report

• End of 60/120-day decision period: November 26, 2012

Background/Supporting Information

Allysen Hoberg of St. Stephens Human Services, on behalf of River of Life Lutheran Church, has applied for an interim use permit to allow an overnight shelter accessory to an existing place of assembly located at 1110 22nd Ave N./ 2200 Fremont Ave N. Interim uses are granted by the City Council and are required to conform to the Zoning Ordinance as if it were established as a conditional use. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent. Interim uses may be granted for a period of up to five years, provided the use is allowed as a conditional use in the district in question. The site in question operates as a church. An interim use permit to allow an overnight shelter was approved for this property in December 2010 that expired on May 15, 2011. A second interim use permit to allow an overnight shelter was approved in October 2011 that expired on April 30, 2012. The winter shelter has been operated by the applicant for the past two years. There is still a need to provide this service in the community; therefore, the applicant is seeking approval of an interim use permit for an additional year. The applicant has requested approval through April 30, 2013. See the attached staff report, recommendation and supporting information.